Ground Rent Charged by DDA

645. SHRI SYED SIBTEY RAZI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether D.D.A. has been charging ground rent as well as service charges from allottees of flats either on cash down on hire purchase scheme;

(b) if so, the criteria of such charges with services being provided separately for each such charge;

(c) whether these charges are in addition to property tax;

(d) whether any duration for payment of these charges has been fixed by D.D.A.;

(e) if so, the details thereof and if not the reasons therefor;

(f) whether DDA has been collecting such charges from successful allottees of residential Plots; and

(g) if so, the criteria of calculating these charges and if not, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) Yes, Sir.

(b) The DDA has reported that as per terms and conditions of allotment of flats ground rent is charged at Rs. 1|-per annum for the first two years at the time of allotment and thereafter allottees are liable to pay the ground rent at the rate of 2-1|2 per cent of the premium of land annually. The rate of Ground rent is subject to revison after every 30 years. Service charges are recoverable @ 2|1-2 per annum of the premium of land for maintenance of roads, water supply, drainage street lighting and other civic services till such time these are taken over by Municipal Corporation of Delhi.

(c): Yes, Sir. These charges are in addition to Property Tax levied by Municipal Corporation of Delhi.

(d) and (e) Ground rent is chargeable so long as the flats allotted are on lease hold basis. The service charges are levied upto the date of taking over of the maintenance of service by Municipal Corporation of Delhi.

(f) and (g): As a matter of Policy, residential plots holders are required to pay only the ground rent and no service charges are levied from such plot holders. The criteria of levy of ground rent is Rs. 1|- (Rupee One only) for the first 5 years, and therefore 2-1|2 per annum of the premium of the plot.

Requirement of Housing Units for Central Government Employees

646. DR. YELAMANCHILI SIVAJI: Will theMinister of URBAN DEVELOPMENT be pleased to state:

(a) the number of housing units (category-wise) required for Central Government employees in the country, specially in the metropolitan cities of Delhi, Calcutta, Bombay and Madras; and

(b) by when Government expect to provide housing accommodation to employees?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) As the applications are invited from the Government employees on restricted basis, the total demand is not available. However, statistics were compiled for a time bound programme to provide accommodation to all Government employees which are based on approximate strength of the Government employees at each Station. Statement

of demand and availability so compiled in respect of 15 stations is enclosed as Annexure-I. (See Appendix CLXVI, Annexure II]

(b) Keeping in view the land and resources constraints, it may not be feasible to provide accommodation to all the employees.

Release of Funds for Ashraya Housing Schemes

647. SHRI B. K. HARIPRASAD: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that despite executing a Memoradum of Understanding (MOU) with HUDCO, the State Government of Karnataka is still waiting for the release of funds required for the Ashraya Housing Schemes for the economically weaker sections of the society; and

(b) if so, what are the reasons for the delay and whether HUDCO would reckon the enhanced cost caused by such delays?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) and (b): As per the Memorandum of Understanding signed between HUDCO and Govt. of Karnataka for the implementation of the Ahsraya Housing Scheme, funds were to be made available by HUDCO to Govt. of Karnataka by mobilising resources through taxable bonds. The project report submitted by the Govt. of Karnataka did not conform to the requirements of HUDCO. The deficiencies included involvement of beneficiaries in design and implementation of the scheme instead of a contractor orientation, adoption of alternate designs taking into account various geo-climatic features etc. HUDCO has requested the Govt. of Karnataka to rectify these deficiencies and resubmit the proposal. The revised proposal has not been received by HUDCO.

Simultaneously, HUDCO made efforts to raise funds through taxable bond. However, HUDCO did not succeed because of the uncertain conditions in the capital market. This was also communicated to the State Government.

In view of the above, the question of any delay on HUDCO's part does not arise.

Regularisation of Excess Coverage in Contravention of Building plan

648. SHRI ANANT RAM JAISWAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government have taken a decision to regularise the excess coverage in contravention of sanctioned building plan, if so, what are the details thereof?

(b) what is the justification for taking such a decision as the same is likely to encourage illegal construction; and

(c) whether Government propose to review the decision keeping in view its adverse affect on the construction activity?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) No, Sir.

(b) and (c): Public objections have been initiated by MCD, DDA and NDMC against a proposal to amend the Building Bye-laws to regularise the excess coverage|floor area to the extent of 5 per cent of the permissible coverage|FAR subject to a maximum of 13.5 sq. mtr. overall area